

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Rajahmundry Municipal Corporation – Certain modifications to the Master Plan of Rajahmundry Town – Deletion of Master Plan roads and Change of land use of certain pockets of the area covered by the approved T.P.No.24/72 of Rajahmundry Municipal Corporation - Draft Variation – Confirmed – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 417

Dated:05/11/2012.

Read the following:-

- 1) GO.Ms.No.465, MA dated:28.10.1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.8857/ 92-G1, dt:22.07.2005 & 23.12.2010.
- 3) Govt. Memo No.13885/H1/2010-6, dated 28.08.2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.492, Part-I, dt:06-09-2012.
- 5) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.5986/2010/R, dt:29.09.2012.

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ORDER:-

The draft variation to the Rajahmundry General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated:28.10.1975 was issued in Government Memo. No.13885/H1/2010-6, Municipal Administration & Urban Development Department, dated 28.08.2012 and published in the Extraordinary issue of A.P. Gazette No. 492, Part-I, dated:06-09-2012. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT
(UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.
Copy to:
The District Collector, East Godavari District, Kakinada.
SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 492, Part-I, dated: 06-09-2012 as required by clause (b) of the said section.

DRAFT VARIATION

The site of T.P. No. 24/72 of Rajahmundry town and the boundaries of which are as shown in the schedule here to and which is earmarked for open space and public and semi-public in the General Town Planning Scheme (Master plan) of Rajahmundry sanctioned in G.O. Ms. No. 465 MA., dt. 28.10.1975 is designated for residential use by variation of change of land use as marked as "abcd"; "efgh"; "ijkl" and deletion of 80'-0" road "A-A"; deletion of 40'-0" Master Plan roads " B-B, C-C, D-D & E-E"; incorporation of 60'-0" road "A2-A2"; and realignment of 40'-0" road stretches "F-F as F1-F1" & "G-G as G1-G1" in the revised part proposed land use map G.T.P. 24/2012/R available in the Municipal Office, Rajahmundry town, **subject to the following conditions:**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The change of land use shall not be used as the proof of any title of the land.
4. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
5. The owners who approaches for any permission in the above variation now being confirmed has to obtain prior approval from the competent authority for any development in the proposed site.
6. The owners who approaches for any development in the above variation now being confirmed has to pay development charges to the concerned authority as per G.O. Ms. No. 158 MA, dt. 22.03.1996.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE (AS PER SITE PLAN)

1. Deletion of 80'-0" wide road connecting Katheru road (road A-A as marked in the plan) Seethamma Tank, Zamindar Metta and Lalitha Nagar.

SCHEDULE OF BOUNDARIES

- North : Municipal Park & e-seva center road, D.Nos.17-2-5/8, 17-28-11, road 17-2-5/8, 17-2-1/5, passage. 17-32-20, road, D.Nos.23-17-25/1 to 23-17-25/10, 23-21-32, road, 23-21-31/4, 23-17-26 to 23-17-30-3, 23-16-10, road, 23-16-1 to 23-16-8, road and Anjaneya Swamy Temple.
- East : Korukonda Road.
- South : CTRI Quarters, Road, D.Nos.23-16-3/4, 23-16-31 to 23-16-35, road, D.Nos.23-16-21 to 23-16-22/4, road, D.Nos.23-21-32, 23-17-23 to 23-17-25, road, part of Chaitanya Hospital Building, D.No.17-2-3 & 4, D.No. 17-30-20/1, passage, D.Nos.17-30-19, 17-2-5/10, Road, 17-28-11/1, 17-28-8/3, road, Municipal Park.
- West : Katheru road at A.B. Nageswara Rao Statue Junction.
2. Deletion of the following 40'-0" wide Master Plan Roads.
 - a) 40'.0" wide road BB passing through the ESI Hospital.

NORTH	:	ESI Compound premises
EAST	:	Existing road.
South	:	ESI Compound remises.
West	:	Existing road.

- b) 40'-0" wide road CC passing through the CGTM Junior College.
- NORTH : Other Private property
- EAST : CGTM Junior College premises
- SOUTH : Existing Road
- WEST : CGTM Junior College premises.
- c) 40'-0" wide road DD passing through the Haripuram built-up-area.
- NORTH : Road D.Nos.23-17-8/1 to 23-17-9.
Road D.Nos.23-17-2, 23-18-54.
Road D.Nos.23-18-1 to 23-18-1/1.
- EAST : Korukonda Raod.
- SOUTH : Petrol Bunk & D.No.23-18-1/1, road,
D.Nos.23-18-53, 23-17-5 & 6, road,
D.Nos.23-17-7/1, 23-18-50 & 51, 23-17-11/2.
- WEST : Road Junction at D.No.23-16-20/2.
- d) 40'-0" wide road EE Passing through Krishna Nagar built-up-area.
- NORTH : Existing road junction at D.No.23-20-32/12A.
- EAST : D.Nos.17-2-46/1 & 17-15-13/4.
- SOUTH : Existing road.
- WEST : D.Nos.17-15-13/2 & 17-2-47/1.
3. Inclusion of 60'-0" wide existing road A2-A2 from Veerabhadrapuram Junction to A.P. Paper Mills Road.
- NORTH : D.Nos.17-2-8/3, 17-2-8/4, road,
D.Nos.23-20-32/12/A, 23-20-32/4, Road,
D.Nos.23-20-32/21, 23-20-32/21A, road
D.No.23-21-1.
- EAST : Veerabhadrapuram Town High School road Junction.
- SOUTH : D.Nos.17-2-45 to 17-2-49/3.
- WEST : A.P.P. Mills road at Sangeetha Kalasala Junction.
4. Re-alignment of road shown as FF
- NORTH : Road, D.Nos.23-18-7 to 23-18-10, road,
D.Nos.23-19-5/1/1 to 23-18-52 to 23-18-55,
23-19-1.
- EAST : Korukonda Road at Subrahmanya Swamy Temple Junction.
- SOUTH : D.Nos.23-11-11/1, 23-19-1 & 2, road,
D.NOs.23-19-51/1, road, 23-19-46 to 50,
23-18-11, road.
- WEST : Existing Road.
5. Change of Land Use Pockets.
- a) Shown as "ABCD" from Park use to Residential.
- NORTH : Existing 40'-0" wide road.
- EAST : Existing 50'-0" wide road.
- SOUTH : Existing 40'-0" wide road.
- WEST : Existing 40'-0" wide road.
- b) Shown as "EFGH" from Park use to Residential use
- NORTH : Existing 40'-0" wide road.
- EAST : Existing 40'-0" wide road.
- SOUTH : Existing 40'-0" wide road.
- WEST : Existing 50'-0" wide road.
- c) Shown as "UKL" from Primary School use to Residential.
- NORTH : Residential building bearing D.No.17-32-13.
- EAST : Existing 40'-0" wide road.
- SOUTH : Residential building bearing D.Nos.17-32-6 & 7
- WEST : Other private Property.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER

